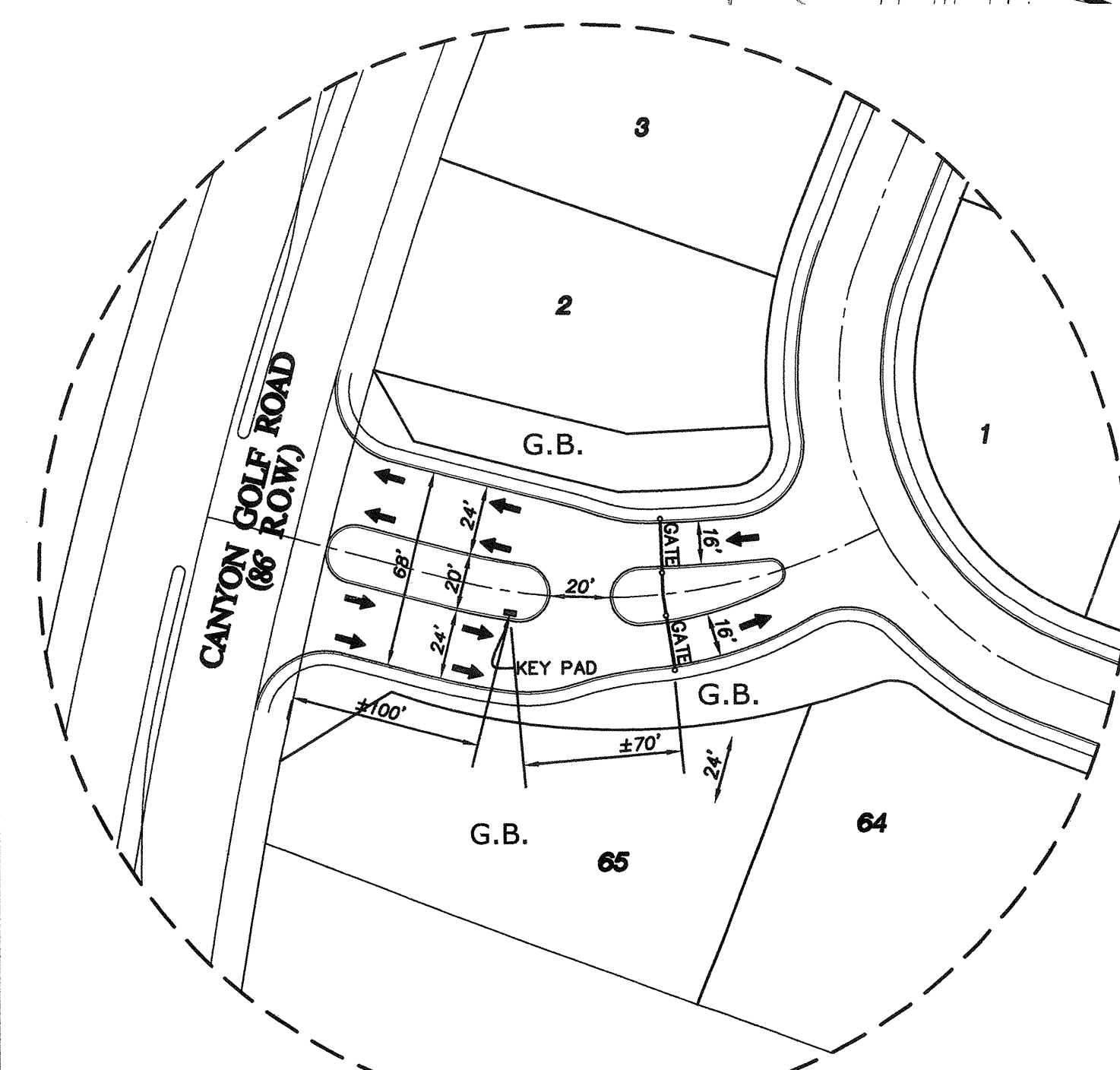
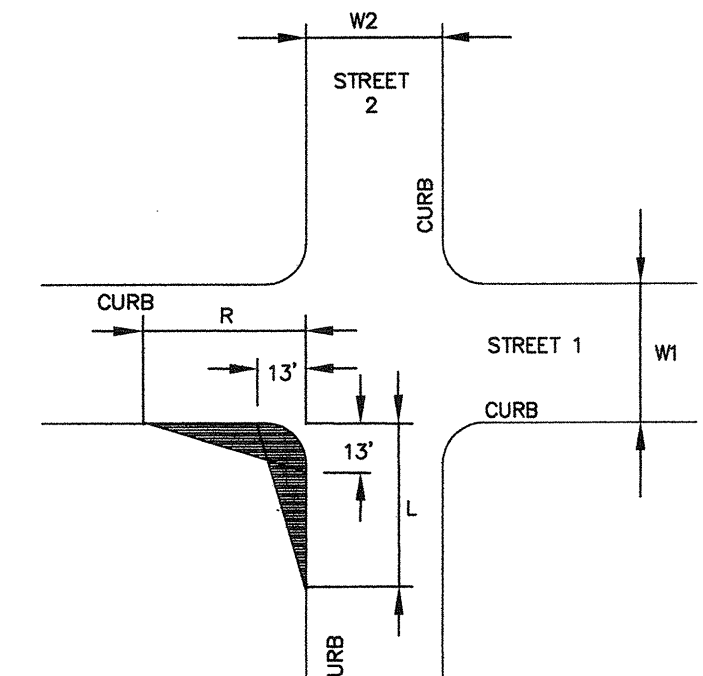


LOCATION MAP
N.T.S.

BEAR COUNTY CLEAR VISION STATEMENT:

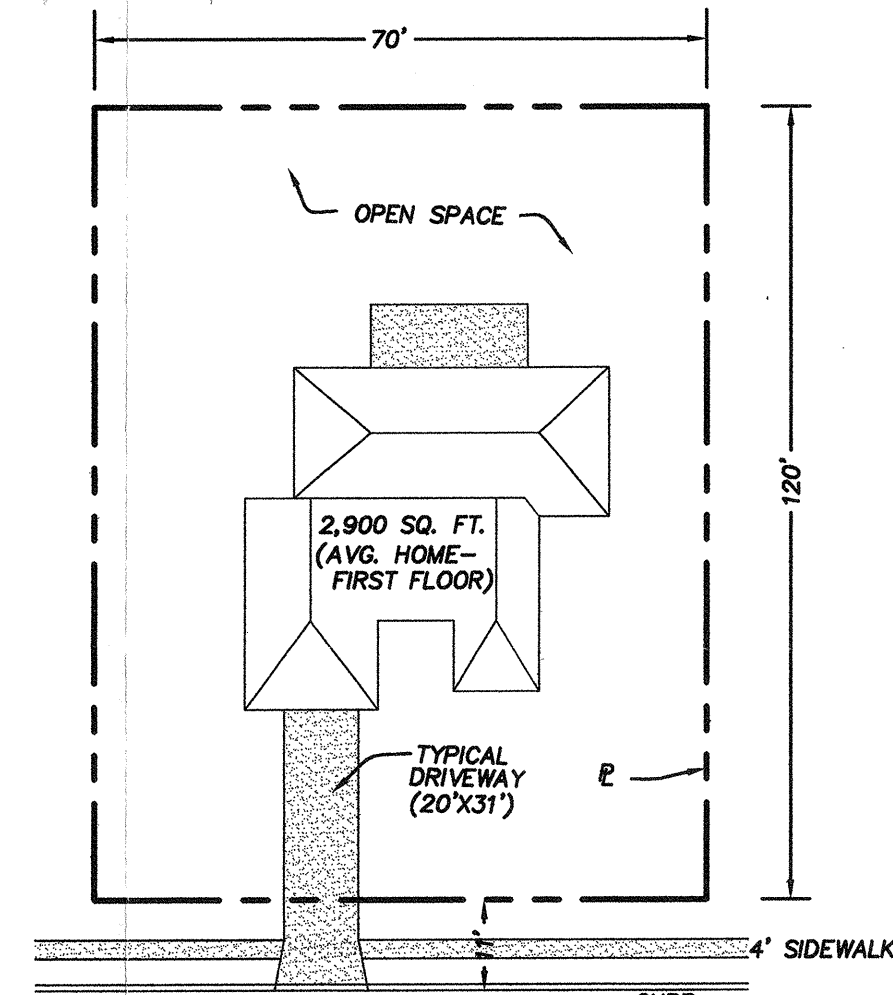
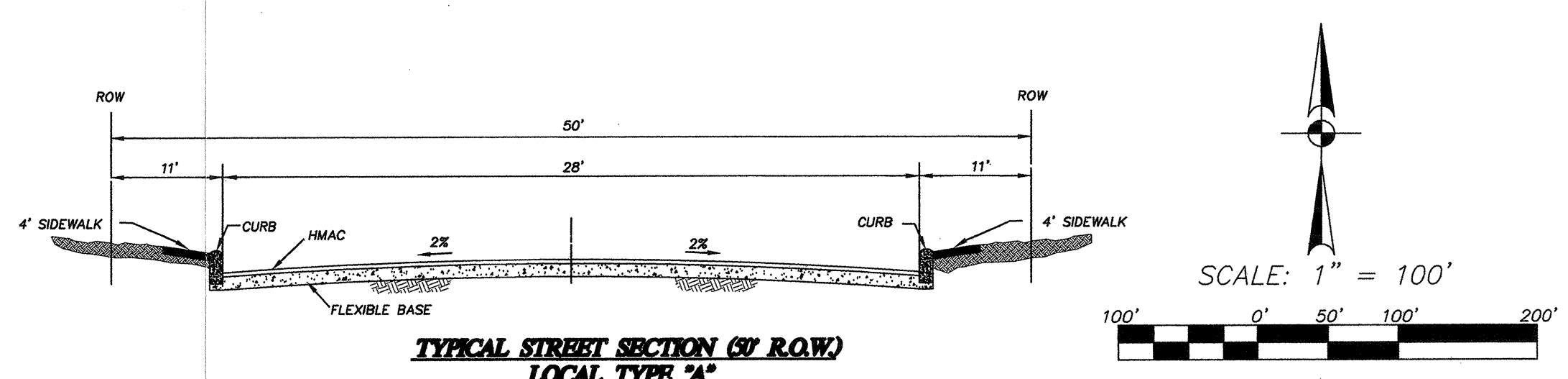
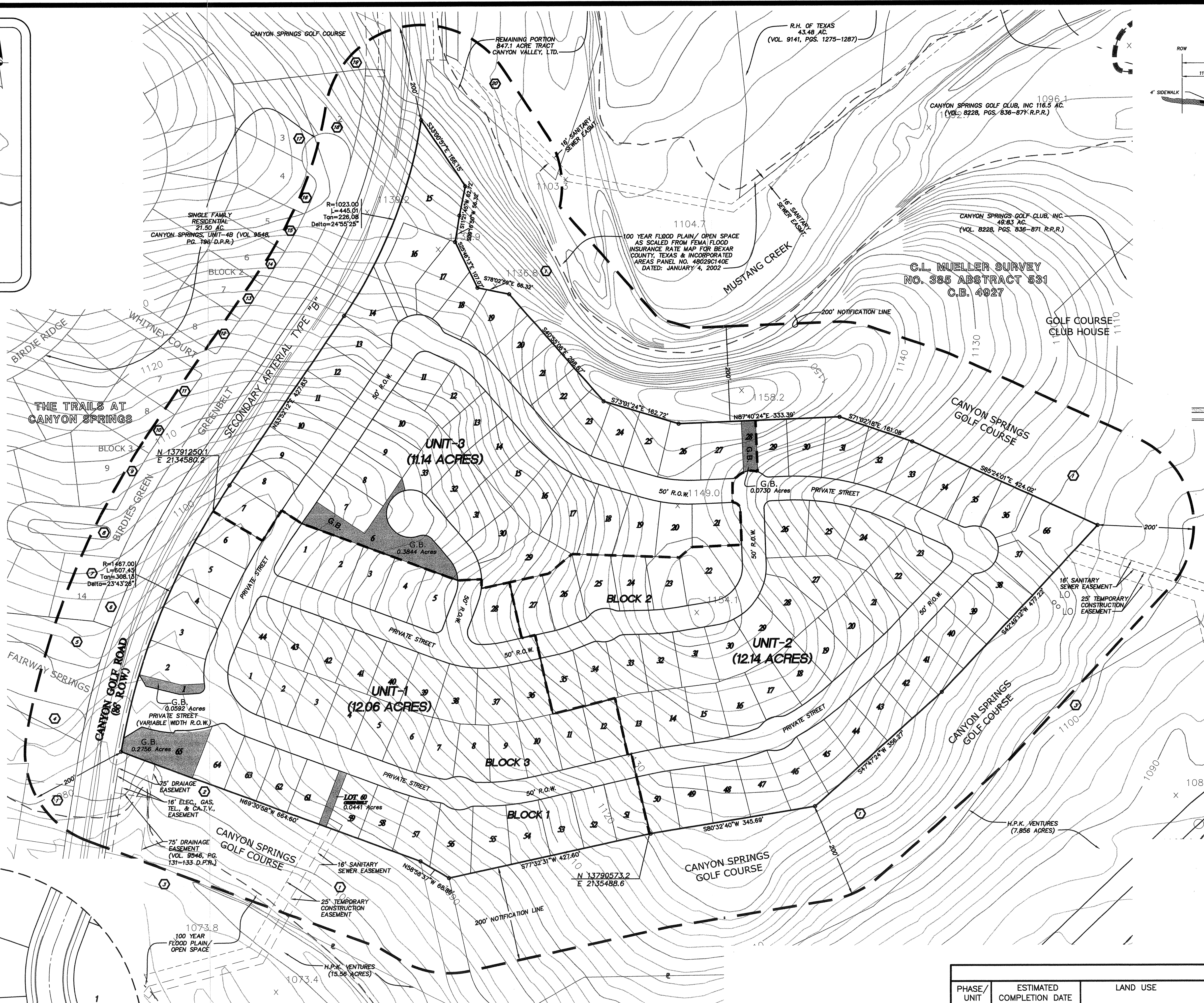
CLEAR VISION CALCULATIONS WILL BE BASED ON AASHTO CASE NO. B (INTERSECTIONS WITH STOP CONTROL ON THE MAIN ROAD). EASEMENTS TO BE SHOWN ON INDIVIDUAL PLATS WHEN SUBMITTED.



ENTRANCE DETAIL
1"=50'

PUD PLAN NO.: **02-006**
APPROVED BY THE PLANNING COMMISSION
OF THE CITY OF SAN ANTONIO

CHAIRMAN: *[Signature]* DATE: 04/23/03
SECRETARY: *[Signature]* DATE: 4/23/03



- PLAN NOTES:**
1. FLOOD PLAIN E.D.M.S. AND DRAINS FROM STREETS ARE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 2. STREET WIDTHS ARE AS INDICATED AND ARE PRIVATE.
 3. SANITARY SEWER SYSTEM TO BE DEDICATED TO THE SAN ANTONIO WATER SYSTEM.
 4. WATER SYSTEM TO BE DEDICATED TO THE SAN ANTONIO WATER SYSTEM.
 5. ALL CORNER LOTS SHALL COMPLY WITH THE CLEAR VISION AREA AS REQUIRED BY SD 35-15.30.
 6. PROPERTY IS LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
 7. PROPERTY IS OUTSIDE THE CITY LIMITS OF SAN ANTONIO AND LOCATED WITHIN THE E.T.U. OF THE CITY OF SAN ANTONIO, THEREFORE IT IS NOT SUBJECT TO ZONING RESTRICTIONS.
 8. ALL PROPERTY SHOWN AS GREENBELT / COMMON AREA WILL BE PASSIVE OPEN SPACE.
 9. HOMEOWNERS IN SAN MIGUEL SUBDIVISION DEVELOPMENT WILL HAVE ACCESS TO THE RECREATION CENTER UPON PLAY APPROVALS AND ANNEXATION BY THE CANYON SPRINGS HOMEOWNERS ASSOCIATION.
 10. SIDEWALKS WILL BE PROVIDED IN THE PUBLIC RIGHT OF WAY IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT CODE.

NOTES:
1) THE BEARINGS FOR THIS PLANNED UNIT DEVELOPMENT ARE BASED ON A 34.28-ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT BEGUN BY VOL. 9141, PAGES 1208-1209 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS.

NOTE:
THIS SITE IS INCLUDED IN VESTED RIGHTS PERMIT NUMBER 02-01-061.

OWNER/DEVELOPER: TRAUTMANN DEVELOPMENT, LTD.
1202 DEL MAR BLVD.
SUITE 6
LAREDO, TX. 78045
OFFICE: (956) 717-2426
FAX: (956) 717-2546

ENGINEER: PAPE-DAWSON ENGINEERS
555 E. RAMSEY
SAN ANTONIO, TX 78216
OFFICE: (210) 375-9000
FAX: (210) 375-9010

LEGEND

- GREENBELT / PRIVATE COMMON AREA
- PROPERTY OWNER KEY (REF. PUD MAILING LIST FOR OWNER INFORMATION)

SENSITIVE GEOLOGIC FEATURES:
IN ACCORDANCE WITH A GEOLOGIC ASSESSMENT PERFORMED BY PAPE-DAWSON ENGINEERS AND INCLUDED IN THE WATER POLLUTION ABATEMENT PLAN FOR THIS PROJECT, THERE ARE NO SENSITIVE GEOLOGIC FEATURES WITHIN THE LIMITS OF THIS PLANNED UNIT DEVELOPMENT.

UTILITY PURVEYORS

SANITARY SEWER: SAN ANTONIO WATER SYSTEM
WATER: SAN ANTONIO WATER SYSTEM
GAS AND ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: SOUTHWESTERN BELL TELEPHONE COMPANY

OPEN SPACE RATIO AND DENSITY TABLE (PUD PLAN ONLY)									
PHASE/UNIT	ESTIMATED COMPLETION DATE	LAND USE	GROSS AREA (Ac.)	No. OF BUILDABLE LOTS	DENSITY (LOTS/AC.)	BUILDING & DRIVEWAY COVERAGE (Ac.)	PAVEMENTS, SIDEWALKS (Ac.)	OPEN SPACE (Ac.)	% OPEN SPACE/PHASE
1	SEPT. 2002	SINGLE FAMILY RESIDENTIAL	12.06	45	3.7	3.64	2.12	6.30	0.52
2	SEPT. 2003	SINGLE FAMILY RESIDENTIAL	12.14	51	3.9	4.12	1.89	6.13	0.50
3	SEPT. 2004	SINGLE FAMILY RESIDENTIAL	11.14	41	3.7	3.31	1.39	6.44	0.58
TOTALS/AVERAGE			35.34	137	3.8	11.07	5.40	18.87	0.53

SUMMARY	
NUMBER OF RESIDENTIAL LOTS	137
AVERAGE HOME SIZE (SF)	2,900
DENSITY (SINGLE FAMILY UNITS PER ACRE)	3.8
FLOOR AREA RATIO	0.251
PASSIVE OPEN SPACE (ACRE)	0.8363

POADP REVISION HISTORY		
POADP NAME	POADP #	ACCEPTED DATE
CANYON SPRINGS RANCH	427	3/6/95
CANYON SPRINGS VALLEY	427-B	4/27/98
SAN MIGUEL SUBDIVISION	427-H	

SAN MIGUEL SUBDIVISION (UNITS 1, 2, & 3) P.U.D. / M.D.P. PLAN

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010
MARCH, 2002
JOB NO. 5409-25

02-006

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
03 MAR 26 PM 4:06



A memo from the
CITY of SAN ANTONIO
Planning Department
Master Development

TO: Walt Rakowitz

DATE: April 23, 2003

Address: 555 East Ramsey
San Antonio, Texas 78216

FROM: Michael O. Herrera, Special Projects Coordinator

COPIES TO: File

SUBJECT: # 02-006

Name: San Miguel Subdivision, Unit 1

The plat or plan referenced above was heard by the ☒ Planning Commission

☐ Director of Planning COSA

on the date shown.

The following action was taken:

☒ APPROVED
☐ DISAPPROVED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).

If you have any questions regarding please call Mr. Michael O. Herrera @ 207-7873